

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 1 One Tree Hill DONVALE 3111 | \$2,415,000 | 02/05/2026 |
| 2 | 8 Honybun Ct DONVALE 3111 | \$2,200,000 | 27/03/2026 |
| 3 | 72 Heads Rd DONVALE 3111 | \$1,950,000 | 21/03/2026 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

1 Murndal Drive, Donvale Vic 3111

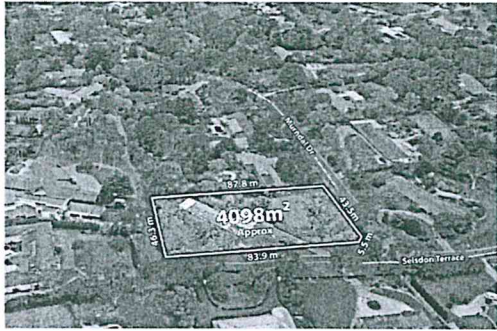
 first national REAL ESTATE | Bill Schlink

Isaac Fakhri

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Property Type:
Agent Comments

Indicative Selling Price
\$1,880,000 - \$2,050,000
Median House Price
March quarter 2026: \$1,600,000

Comparable Properties



1 One Tree Hill DONVALE 3111 (REI)

Agent Comments



Price: \$2,415,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 3986 sqm approx



8 Honybun Ct DONVALE 3111 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 4061 sqm approx



72 Heads Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,950,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 4027 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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